MERCURIAL CONSULTING
CONSTRUCTION COST MANAGEMENT

Vaillancourt Fountain

Option 2: Demolition of Existing

Project Architect: TBD
Contractor: TBD
Project Manager: Eoanna Goodwin

7/1/2025
Conceptual Estimate

SF Park and Recreation Department
San Francisco, CA

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Overall Hard and Soft Cost Summary

01 Design Services	7%	$295,528
02 Construction	60%	$2,462,736
03 Artist/Historian/Documentation	1%	$49,255
~~04 Public Relations~~	~~2%~~	~~$75,000~~
~~05 Security Staffing~~	~~3%~~	~~$108,000~~
06 Professional Services	3%	$134,750
07 Operations	1%	$53,900
08 Screenwall	7%	$300,000
09 Commissioning	2%	$67,375
10 Owners Allowance and Contingencies	13%	$538,998
Total Project Cost Budget		**$4,085,541**

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Soft Costs

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
01 Design					
Designer					
Architectural/Structural/MEP Design Fees	7%		$2,462,735.98	$172,392	
Designer Construction Support					
Construction Administration	5%		$2,462,735.98	$123,137	
01 Design					**$295,528**
02 Building Construction					
General Contractor					
Building and Support, including permits	1	LS	$2,462,735.98	$2,462,736	
02 Construction					**$2,462,736**
03 Artist					
Artist/Historian documentation and archiving	2%		$2,462,735.98	$49,255	
03 Equipment					**$49,255**
04 Community Outreach and Communications					
Public Relation Coordinator	3.00	MTHS	$25,000.00	$75,000	
04 Industrial Systems					**$75,000**
05 Security					
Security Staffing	3.00	MTHS	$36,000.00	$108,000	
05 IT/AV					**$108,000**
06 Professional Services					
Miscellaneous Professional Services/Consultants	5%		$2,694,990.70	$134,750	
06 Professional Services					**$134,750**
07 Operations					
Maintenance Operations and EH&S	2%		$2,694,990.70	$53,900	
07 Operations					**$53,900**
08 Screenwall					

Soft Costs

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Temporary Screenwall	1	LS	$300,000.00	$300,000	
08 Demolition/Deconstruction					**$300,000**
09 Commissioning					
Commissioning	2%	%	$2,694,990.70	$40,425	
Testing and Inspections					
Testing and inspections	1.0%	%	$2,694,990.70	$26,950	
09 Commissioning					**$67,375**
10 Owners Allowance and Contingencies					
Management Reserve	5%	%	$2,694,990.70	$134,750	
Escalation	15%	%	$2,694,990.70	$404,249	
10 Others					**$538,998**

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Construction Cost Summary

Trade Summary		*Fountain Structure*	*Fountain Pool Basin*	*Fountain New Pump Room*	*Fountain ADA Accessibility*	*Total*	*$/SF*
							30,000
02 Existing Conditions		$425,000	$378,660	$0	$50,000	$853,660	$28.46
03 Concrete		$594,350	$15,500	$0	$0	$609,850	$20.33
04 Masonry		$0	$0	$0	$0	$0	$0.00
05 Metals		$0	$0	$0	$0	$0	$0.00
06 Wood, Plastics, and Composites		$0	$0	$0	$0	$0	$0.00
07 Thermal and Moisture Protection		$0	$0	$0	$0	$0	$0.00
08 Openings		$0	$0	$0	$0	$0	$0.00
09 Finishes		$0	$0	$0	$0	$0	$0.00
10 Specialties		$0	$0	$0	$0	$0	$0.00
11 Equipment		$0	$0	$0	$0	$0	$0.00
12 Furnishings		$0	$0	$0	$0	$0	$0.00
13 Special Construction		$0	$0	$0	$0	$0	$0.00
14 Conveying Equipment		$0	$0	$0	$0	$0	$0.00
21 Fire Suppression		$0	$0	$0	$0	$0	$0.00
22 Plumbing				$0	$0	$0	$0.00
23 Heating, Ventilating, and Air Conditioning				$0	$0	$0	$0.00
25 Integrated Automation				$0	$0	$0	$0.00
26 Electrical				$0	$0	$0	$0.00
27 Communications				$0	$0	$0	$0.00
28 Electrical Safety and Security				$0	$0	$0	$0.00
31 Earthwork				$0	$0	$0	$0.00
32 Exterior Improvements				$0	$0	$0	$0.00
33 Utilities		$0	$0	$0	$0	$0	$0.00
Direct Construction Cost		**$1,019,350**	**$394,160**	**$0**	**$50,000**	**$1,463,510**	**$48.78**
Permits	3.0%	$30,581	$11,825	$0	$1,500	$43,905	$1.46
Bonds and Insurance	2.5%	$26,248	$10,150	$0	$1,288	$37,685	$1.26
General Conditions	20.0%	$215,236	$83,227	$0	$10,558	$309,020	$10.30
GC OH&P ~~or CM Fee~~	5.00%	$64,571	$24,968	$0	$3,167	$92,706	$3.09
Design Contingency	15.0%	$203,398	$78,649	$0	$9,977	$292,024	$9.73
Construction Contingency	10.0%	$155,938	$60,298	$0	$7,649	$223,885	$7.46
Total Construction Cost		**$1,715,321**	**$663,277**	**$0**	**$84,138**	**$2,462,736**	**$82.09**
Alternates							

JUST DEMO, NO BUILDING PERMIT, SO WOULD ASSUME THIS WOUL DBE LESS THAN 3%

12%

12%

WHY 20% HERE?
ASSUME ALSO SHOLD BE 18% AS OPTION 1

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Fountain Structure

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
PG&E Vault - remove existing electrical equipment/wiring	1	LS	$50,000.00	$50,000	
Demo existing underground pump room and equipment - hazmat removal. Clean, seal and abandon room in place	1	LS	$325,000.00	$325,000	
Disconnect water incoming service and reroute	1	LS	$50,000.00	$50,000	
Disconnect and reroute fountain water distribution sytem and stub out for future above ground pump room				Not Required	
Testing and inspect existing fountain distribution system with temporary pump skid				Not Required	
Scaffolding around precast arms				Not Required	
02 Existing Conditions Total					**$425,000**
03 Concrete					
Hollow, Pre-Cast Concrete Arms - Demo Existing Fountains					$506,350
EF	1,289	SF	$50.00	$64,450	
EC	1,110	SF	$50.00	$55,500	
NC	1,110	SF	$50.00	$55,500	
NE	454	SF	$50.00	$22,700	
NK	631	SF	$50.00	$31,550	
PA	581	SF	$50.00	$29,050	
EO	985	SF	$50.00	$49,250	
EM	404	SF	$50.00	$20,200	
EN	631	SF	$50.00	$31,550	
EJ	1,416	SF	$50.00	$70,800	
NL	985	SF	$50.00	$49,250	
NH+EH	531	SF	$50.00	$26,550	
Hollow, Pre-Cast Concrete Panel Wall					$88,000
North Elevation 10'-10"	880	SF	$50.00	$44,000	
East Elevation 10'-10"	880	SF	$50.00	$44,000	
03 Concrete Total					**$594,350**
22 Plumbing					
Demo				Included in Demo Cost	
22 Plumbing Total					**$0**
26 Electrical					
Demo				Included in Demo Cost	
26 Electrical Total					**$0**

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Fountain Pool Basin

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
Demo existing pool basin	18,933	SF	$20.00	$378,660	
02 Existing Conditions Total					**$378,660**
03 Concrete					
Walking Lily Pad Pedestals - Demo	31	EA	$500.00	$15,500	
New fountain pool basin, foundation, stabilization and waterproofing				Not Required	
Sump pumps and interceptors				Not Required	
Pool Coping				Not Required	
03 Concrete Total					**$15,500**
05 Metals					
Reinforce and pool beam structure				Not Required	
05 Metals Total					**$0**

Fountain New Pump Room

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
Connection to existing piping and restore water outlets				Not Required	
02 Existing Conditions Total					**0**
33 Utilities					
Premanufactured modular pump skid with filtration, recirculation, monitoring and controls				Not Required	
Distribution piping and incoming service, water meters, backflow preventers				Not Required	
Electrical Transformer, distribution, feeders				Not Required	
Pump room enclosure, concrete pad, security				Not Required	
Site lighting				Not Required	
33 Utilities Total					**0**

Fountain ADA Accessibility

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
Demo existing stairs and guardrails	1	LS	50,000.00	50,000	
02 Existing Conditions Total					**50,000**
05 Metals					
Steel Stairs, Viewing Platforms, & Railings					
North Stairs				Not Required	
East Stairs				Not Required	
05 Metals Total					**0**
11 Equipment					
ADA Elevator and wheelchair lifts and electrical connections				Not Required	
11 Equipment Total					**0**
32 Exterior Improvements					
Perimeter pathways and guardrails				Not Required	
32 Exterior Improvements Total					**0**